

# FOR LEASE | 14,800 SF - RITE AID

SWC E Broadway & Cherry Ave | Long Beach



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# PROPERTY HIGHLIGHTS

- **Dense Urban Infill** – 56,000+ residents within 1-mile
- **Supply Constrained Area** – Very few comparable boxes in immediate vicinity and barriers to new development
- **Prominent Intersection** – Cherry Ave and Broadway delivers convenient access to the dense residential area
- **Dedicated Surface Parking** – 62 dedicated parking spaces at grade
- **Signalized intersection** that sees over 32,000 cars per day



## POPULATION

1 mile	2 mile	3 mile
<b>56,111</b>	<b>168,816</b>	<b>241,950</b>



## AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
<b>\$105,203</b>	<b>\$104,754</b>	<b>\$114,039</b>



## AREA EMPLOYMENT

1 mile	2 mile	3 mile
<b>21,268</b>	<b>94,339</b>	<b>150,562</b>





## | Property Description



### LOCATION

211 Cherry Ave, Long Beach, CA 90802



### RENTABLE AREA

14,824 SF



### LAND AREA

0.91 AC (39,772 SF)



### OWNERSHIP

Fee Simple (Land & Building)



### ACCESS

There are 2 access points. 1 via E Broadway, 1 via 2nd St



### REMODELED

Location was remodeled in 2000



### PARKING

62 spaces (4.18 per 1000 SF)



### TRAFFIC COUNTS

E Broadway	±20,866 CPD
Cherry Ave	±10,384 CPD



### ZONING

Building is zoned CNR  
(Neighborhood Commercial & Residential)



### PARCEL MAP

APN: 7265-020-034

## SWC E Broadway & Cherry Ave | Long Beach





E BROADWAY ST ±20,866 CPD



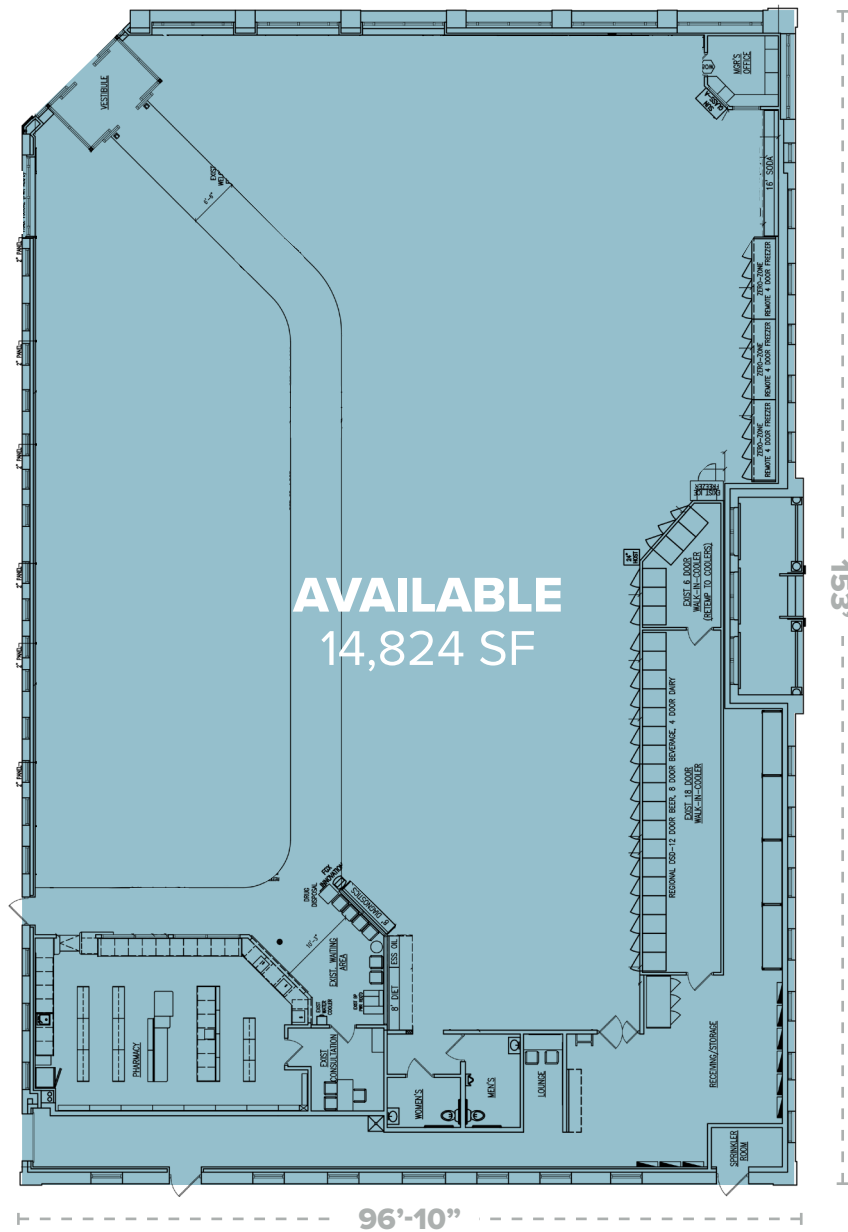
CHERRY AVE ±10,384 CPD



AVAILABLE  
14,824 SF

2ND ST ±1600 CPD





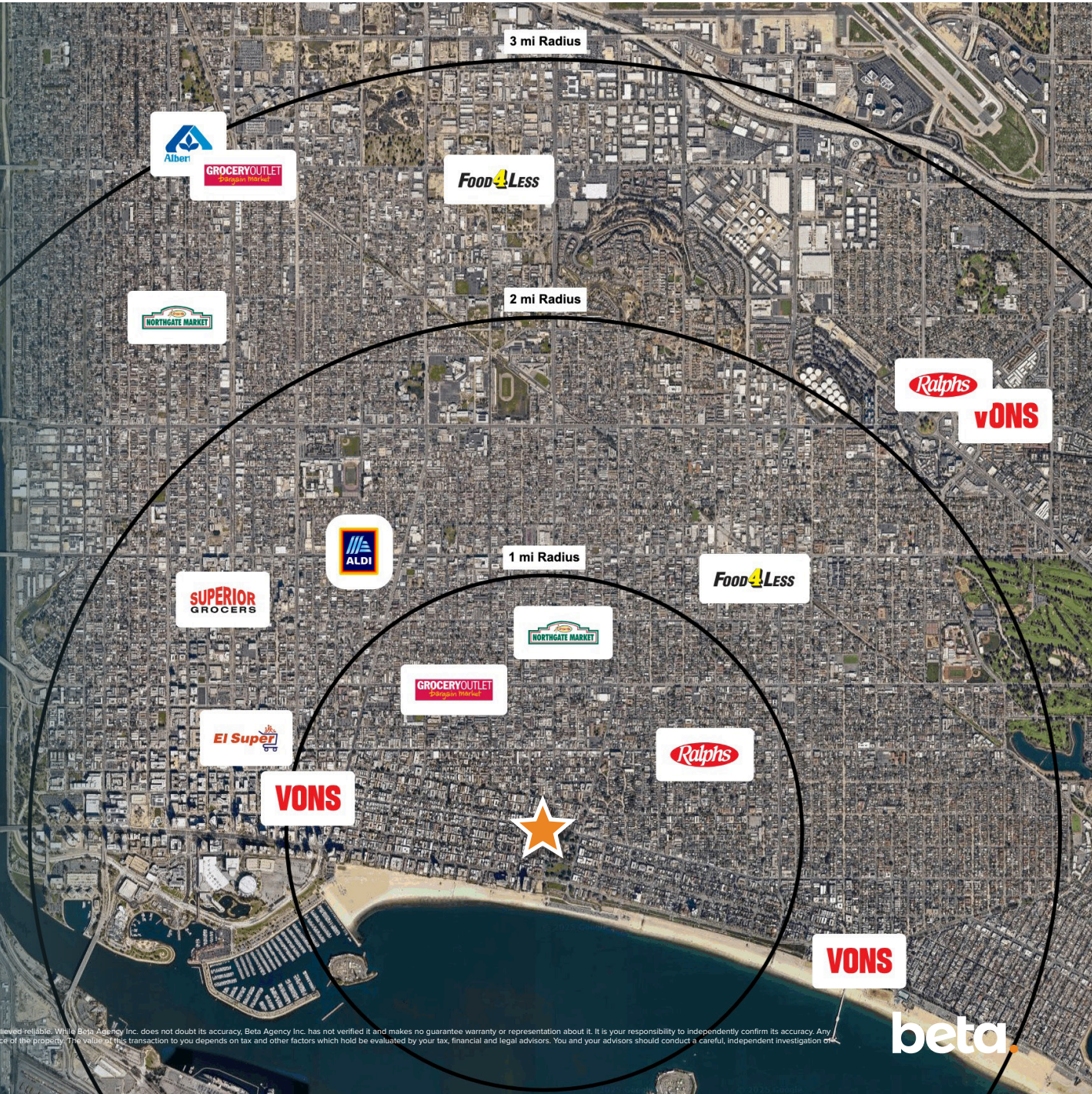


## Trade Area Map

SWC E Broadway & Cherry Ave | Long Beach

Demographics	1 mile	2 mile	3 mile
Population	56,111	168,816	241,950
Average Household Income	\$105,203	\$104,754	\$114,039
Median Household Income	\$83,579	\$83,977	\$87,676
White	38.5%	33.8%	34.5%
Black or African American	12.9%	13.6%	13.2%
Asian	11.2%	13.5%	13.8%
Hispanic or Latino	57.9%	57.3%	56.1%
Median Age	36	36	36
Median Home Value	\$1.67M	\$1.61M	\$1.55M
Average Household Size	2.1	2.2	2.0
College Degree + (Bachelor Degree or Higher)	64%	59%	66%

[Click here for full demographic report](#)







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